

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON NOVEMBER 15, 2006  
(Approved December 20, 2006)

The Planning Commission held their monthly meeting on Wednesday, November 15, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, Lance Parson, and Kathryn Alexis.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

There was no public comment.

**1. MINUTES**

Mr. Woessner moved to approve the second draft of the minutes of the October 18, 2006 monthly meeting as presented. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

**2. NEUMAN SUBDIVISION**

Mr. John Diemer of Wilkinson Associates was present. There was a review of the Neuman sketch plan last revised September 8, 2006 in accordance with Township Engineer letter dated October 27, 2006, Traffic Engineer letter dated November 3, 2006 and Township Planner letter dated November 7, 2006.

The driveway servicing two residents and Patrick Neuman is to be investigated further.

**3. GREEN ACRES**

Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. was present.

There was a review of the Green Acres preliminary plan dated June 9, 2006 in accordance with Township Engineer letter dated November 3, 2006, Traffic Engineer letter dated November 3, 2006 and Township Planner letter dated November 2, 2006 and waivers were addressed.

Mr. Woessner moved to recommend waiver of Section 403.1.B of the Subdivision and Land Development Ordinance to allow the side lot line separating Lots 5 and 6 to not be perpendicular to the ultimate right-of-way for Rehoboth Avenue. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to recommend waiver of Section 403.1.D of the Subdivision and Land Development Ordinance to allow the depth of Lot 6 to be less than its width; specifically, a lot depth/width ration of 0.85. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver of Section 418.2 of the Subdivision and Land Development Ordinance to allow sidewalk to not be installed along the Bethel Church Road frontage, and to allow sidewalk to be installed along only one side of Rehoboth Avenue. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Waiver from Section 426.3 (Land for Recreation or Open Space) of the Subdivision and Land Development Ordinance was withdrawn by the applicant.

Waiver from Sections 428.9 and 428.9.B(1) (Conservation of Existing Vegetation and Natural Features) of the Subdivision and Land Development Ordinance was tabled.

Waiver from Section 121.4.C (Retention Systems) of the Stormwater Management Ordinance was tabled.

Waiver from Section 121.5.B(8) (Collection, Conveyance and Detention Systems) of the Stormwater Management Ordinance was tabled.

Mr. Woessner moved to recommend waiver of Section 134.2.D(6) of the Subdivision and Land Development Ordinance to allow finished grade to be shown on the Post Construction Stormwater Management Plan at 2' contour intervals. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

It was noted that trees should be spaced apart naturally. It was also noted that all swales should be in an easement.

#### **4. SPRINT SPECTRUM**

Mr. Brad Lare, counsel for Sprint Spectrum was present. There was a discussion regarding the Township Solicitor memo dated November 6, 2006. The Planning Commission concurred with the contents of such memo.

#### **5. WINEBERRY ESTATES**

Mr. Stephen Kalis, counsel for the applicant, and Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. was present.

There was a discussion regarding tree removal and reforestation in accordance with Township Planner letter dated October 26, 2006. Mr. Woessner suggested the applicant consult with a landscape architect and investigation of possible clustering utilizing the native tree list.

Waiver recommendations were addressed in accordance with Township Engineer letter dated November 3, 2006.

Mr. Woessner moved to recommend waiver from Section 306.3.D(2) of the Subdivision and Land Development Ordinance to allow a Utilities Impact Study to not be prepared. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 306.3.D(3) of the Subdivision and Land Development Ordinance to allow a Fiscal Impact Study to not be prepared. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

A waiver from Section 306.3.D(4) (Well Withdrawal Impact Study) of the Subdivision and Land Development Ordinance was not recommended by the Planning Commission.

Mr. Kolb moved to recommend waiver from Section 306.3.D(6) of the Subdivision and Land Development Ordinance to allow a Environmental Impact Study to not be prepared. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

There was a discussion regarding swales and it was stated that the note on the plans is to be rewritten with notation taken from instructions in the Stormwater Management Ordinance.

## **6. HIDDEN ACRES ESTATES**

Mr. Anthony Hibbeln of Hibbeln Engineering and Mr. Ross Unruh, counsel for the applicant, were present.

There was a discussion regarding tree removal and tree replacement in accordance with Township Planner letter dated October 26, 2006 and waiver recommendations in accordance with Township Engineer letter dated October 24, 2006.

Mr. Woessner moved to recommend waiver of Section 403.1.D of the Subdivision and Land Development Ordinance to allow a lot depth/width ration of 3.72 for Lot 5, 0.55 for Lot 1 and 0,65 for Lot 6. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver of Section 405.10 of the Subdivision and Land Development Ordinance to allow no road or shoulder improvements along the Grubb Road frontage contingent upon the ultimate right-of-way along Grubb Road be offered to the township for dedication. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver of Section 406.7 of the Subdivision and Land Development Ordinance to allow the cartway and shoulder along the Grubb Road frontage to not be improved contingent upon a fee-in-lieu of road widening and shoulder improvements shall be established to the satisfaction of the Township Engineer. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver of Section 418.3 of the Subdivision and Land Development Ordinance to allow sidewalk to be provided along the north side of Road 'A', continuing around the cul-de-sac bulb and ending at the Lot 6 driveway. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver of Section 420 of the Subdivision and Land Development Ordinance to allow the minimum street tree spacing to be 25 feet, and the

maximum street tree spacing to be 124 feet. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver of Section 427 of the Subdivision and Land Development Ordinance to allow an individual lamp/post combination at each of the 6 driveway access points and at the Road 'A' intersection with Kulp Road and Lot 1 contingent upon a note being added to the record plans stating that each lamp/post combination shall be operated and maintained by the individual lot owner upon which the lamp/post combination is located, and the cost for same shall be borne by said individual lot owner and the exact lamp model, type of illumination (incandescent, fluorescent, high pressure sodium, etc.) and wattage shall be as approved by the Township Engineer during the shop submittal process at the beginning of the construction phase, and a note to this effect shall be placed on the record plans. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver of Section 428.9 of the Subdivision and Land Development Ordinance to allow 60 replacement trees to be planted in lieu of the actual number required, which is approximately 158 contingent upon enough small trees and shrubs, as included in the approved Plant List located in the Subdivision and Land Development Ordinance Appendix, shall be planted to establish an overall 1:1 tree replacement ratio. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

#### **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

There was a discussion regarding dormant developments in accordance with Mr. Woessner memo WJW61113.

Mr. Woessner moved to recommend denial of the Woodcrest II and Ivywood plans citing discrepancies contained in Township Engineer review documents. Mrs. Alexis seconded the motion. Mr. Kulp and Mr. Kolb voted no. The vote carried with a 3-2-0 vote.

#### **ADJOURNMENT**

The monthly meeting adjourned at 10:30 p.m.

Respectfully submitted,

Bonnie L. Frisco  
Secretary